



City of Santa Barbara
Airport Department

DATE: May 18, 2011

TO: Airport Commission

FROM: Karen Ramsdell, Airport Director

SUBJECT: Lease Agreement – Spitfire Flight School Aviation, Inc.,
dba Spitfire Aviation

RECOMMENDATION:

That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with Spitfire Flight School Aviation, Inc., a California Corporation, for 986 square feet of office and storage space in Building 122, at 302 William Moffett Place, at the Santa Barbara Airport, effective June 1, 2011, for a monthly rental of \$927, exclusive of utilities.

DISCUSSION:

The subject Premises is located south of Hollister Avenue in an Airport Facilities (AF) zone.

Spitfire Flight School Aviation, Inc., a flight school operated by Andrea Read, has been providing ground school and in-flight instruction as well as aircraft rental at the Airport, since March 1, 1999. The use conforms to existing zoning.

The proposed monthly rental is based on a rate of \$.94 per square foot and is comparable to other buildings on the Airport for similar use and in similar condition. Spitfire will also pay monthly utilities charges of \$ 33.00 for water, or metered amount whichever is greater, \$18.00 for sewer service, and a proportionate share of the electrical usage.

The proposed Lease Agreement has been negotiated based upon the criteria set forth in Resolution 93-127, and has been reviewed and determined to be exempt from environmental review.

PREPARED BY: Business & Property Division

ATTACHMENT: Map